

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-5  
AGENDA DATE: Thu 12/01/2005  
PAGE: 1 of 1**

**SUBJECT:** C14H-05-0024 – Reed Estate - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2407 Harris Boulevard from family residence (SF-3) district to family residence-historic (SF-3-H) combining district zoning. Historic Landmark Commission recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Zoning and Platting Commission recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Applicants: Steven and Donna Stockton Hicks. City Staff: Steve Sadowsky, 974-6454.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-05-0024

**HLC DATE:**

September 26, 2005

**ZAP DATE:**

November 15, 2005

**AREA:** 4.055 acres

**APPLICANT:** Steven and Donna Stockton Hicks

**HISTORIC NAME:** Reed Estate

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 2407 Harris Boulevard

**ZONING FROM:** SF-3

**TO:** SF-3-H

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended a zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning. Vote: 5-0 (Hansen and Limbacher absent).

**ZONING AND PLATTING COMMISSION ACTION:** Recommended a zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning. Vote: 5-1-1 (Baker voting no because the house is not visible from the street; Pinelli abstaining).

**DEPARTMENT COMMENTS:** The house is outside the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** December 1, 2005

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Pemberton Heights Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**STAFF:** The ca. 1929 house is very significant for its architecture and its associations with prominent Austin businessman, oilman and real estate developer Malcolm Reed and noted architect Hal Thomson.

## **ARCHITECTURE**

The ca. 1929 Reed Estate is one of Austin's most ornate houses, and a classic example of an Italian Renaissance villa. The house was designed by Austin native Hal Thomson, who practiced in Dallas. Thomson designed many large houses and commercial buildings in Dallas, as well as the Perry Estate in Austin, a designated historic landmark. The Reed Estate, similar in style to the Perry Estate, and built just a year later, exhibits all of the distinguishing features of an Italian Renaissance villa with its stone veneer (here, limestone), round arches, symmetrical composition, decorated brackets, cornices and eaves, casement windows, tile roof, arcaded verandah, and decorative ironwork, including balconets. A rare style in Austin, Italian Renaissance houses are generally large, with extensive and ornate decoration, appealing to the upper class in the 1920s with their opulence and grace.

## **HISTORICAL ASSOCIATIONS**

The Reed Estate is located in Pemberton Heights, developed in the mid-1920s by Budley and Lucy Fisher. The Fishers divorced in 1927, and Lucy sold this property to Malcolm and Margaret Badger Reed in 1928. Malcolm Reed (1876-1945) was born in Williamson County, Texas. He worked in his father's store in Bertram as a youth, then opened his own store in Marble Falls, organizing a bank and operating the town's water and light plant. He moved to Austin in 1908, opening M.H. Reed and Company with two associates. The company was a major wholesale dealer of cedar timber and pecans, and became one of the leading cotton exporters in Texas before cotton prices declined during the Depression. He was a leading West Texas oilman in the 1930s and was involved in land development in the Texas Panhandle; his Yellow House Land Company was responsible for the settlement of a large portion of the South Plains, including the town of Littlefield.

**PARCEL NO.:** 01150108430000

**DEED RECORD:** Docket No. 2004018389TR

**LEGAL DESCRIPTION:** 4.055 acres in Abstract 697, Survey 7, G.W. Spear Tract.

**ANNUAL CITY TAX ABATEMENT:** \$14,752 (Owner-occupied rate) – equates to ½ of city taxes.

**APPRAISED VALUE:** \$6,660,000

**PRESENT USE:** Residence

**CONDITION:** Excellent

### **PRESENT OWNER**

R. Steven and Donna Stockton Hicks  
2407 Harris Boulevard  
Austin, Texas 78703

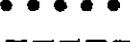
**DATE BUILT:** ca. 1929

**ALTERATIONS/ADDITIONS:** Second story rooms constructed on top of the terrace roofs of the south arcades; changes to auxiliary buildings, all in the early 1990s.

**ORIGINAL OWNER(S):** Malcolm and Margaret Badger Reed (1928)

**OTHER HISTORICAL DESIGNATIONS: None.**

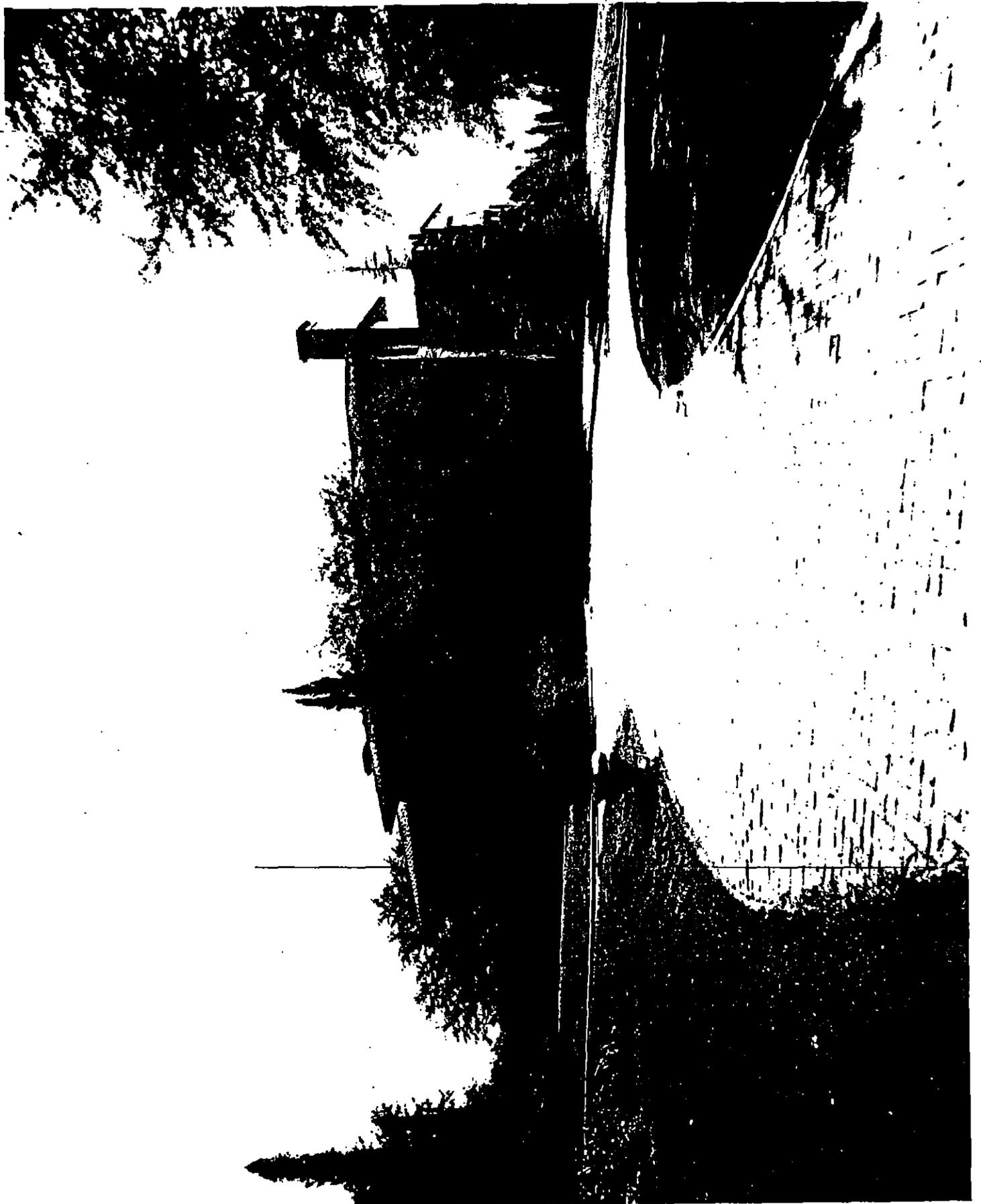


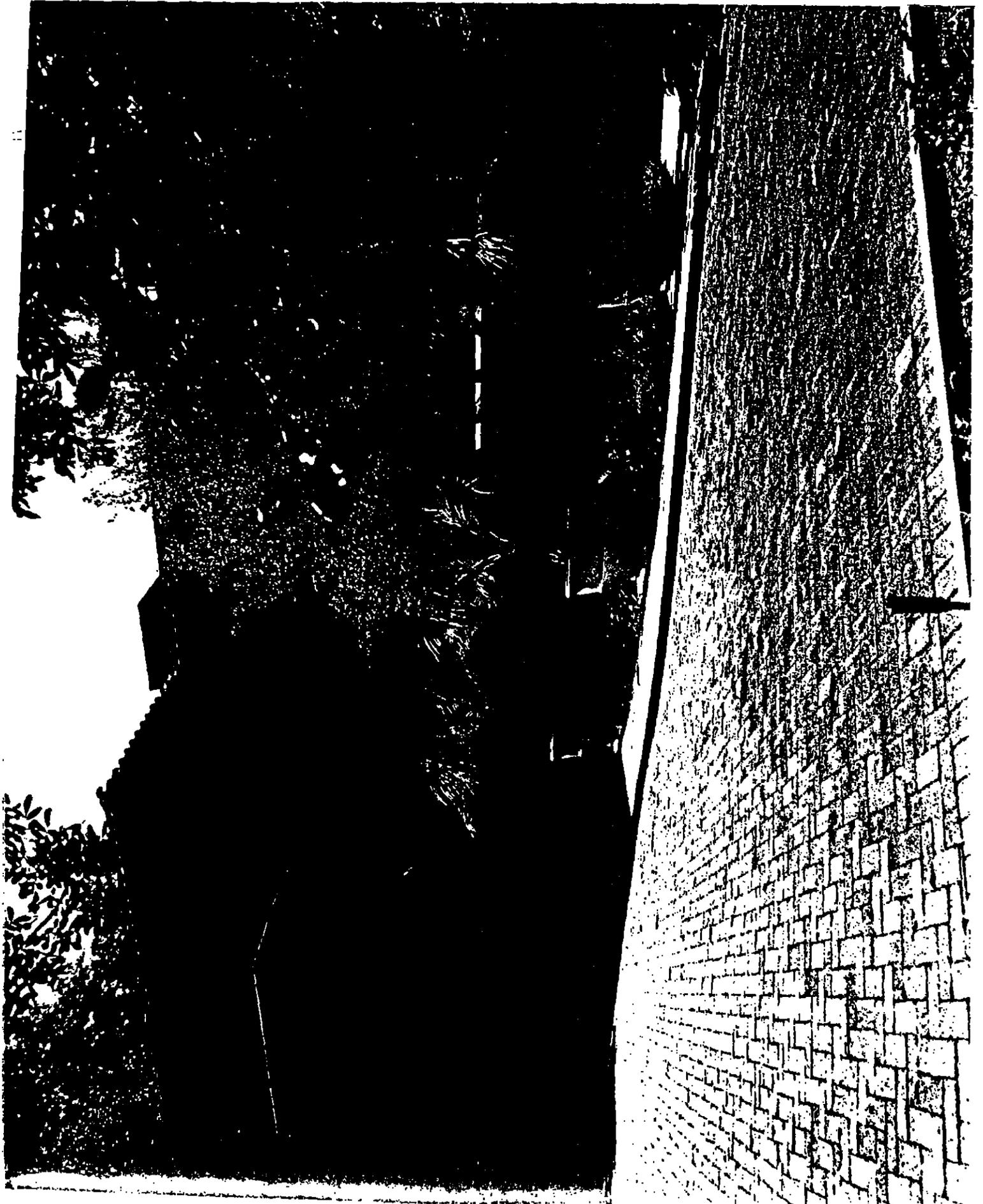

  
 SUBJECT TRACT 
  
 PENDING CASE 
  
 ZONING BOUNDARY 
  
 CASE MGR: S. SADOWSKY

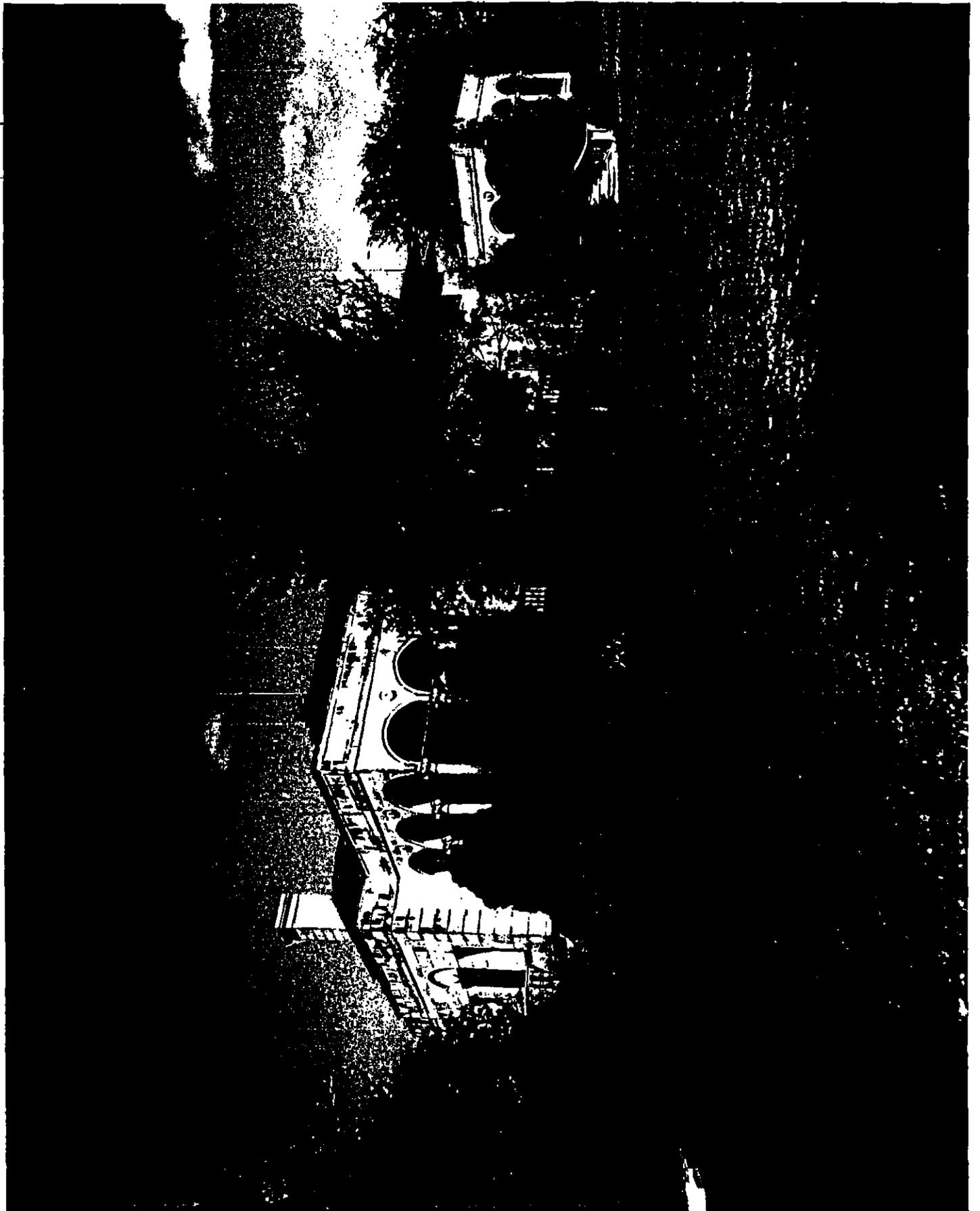
**HISTORIC ZONING**

**CASE #: C14H-05-0024**  
**ADDRESS: 2407 HARRIS BLVD**  
**DATE: 05-09**  
**SUBJECT AREA (acres): N/A**  
**INTLS: SM**

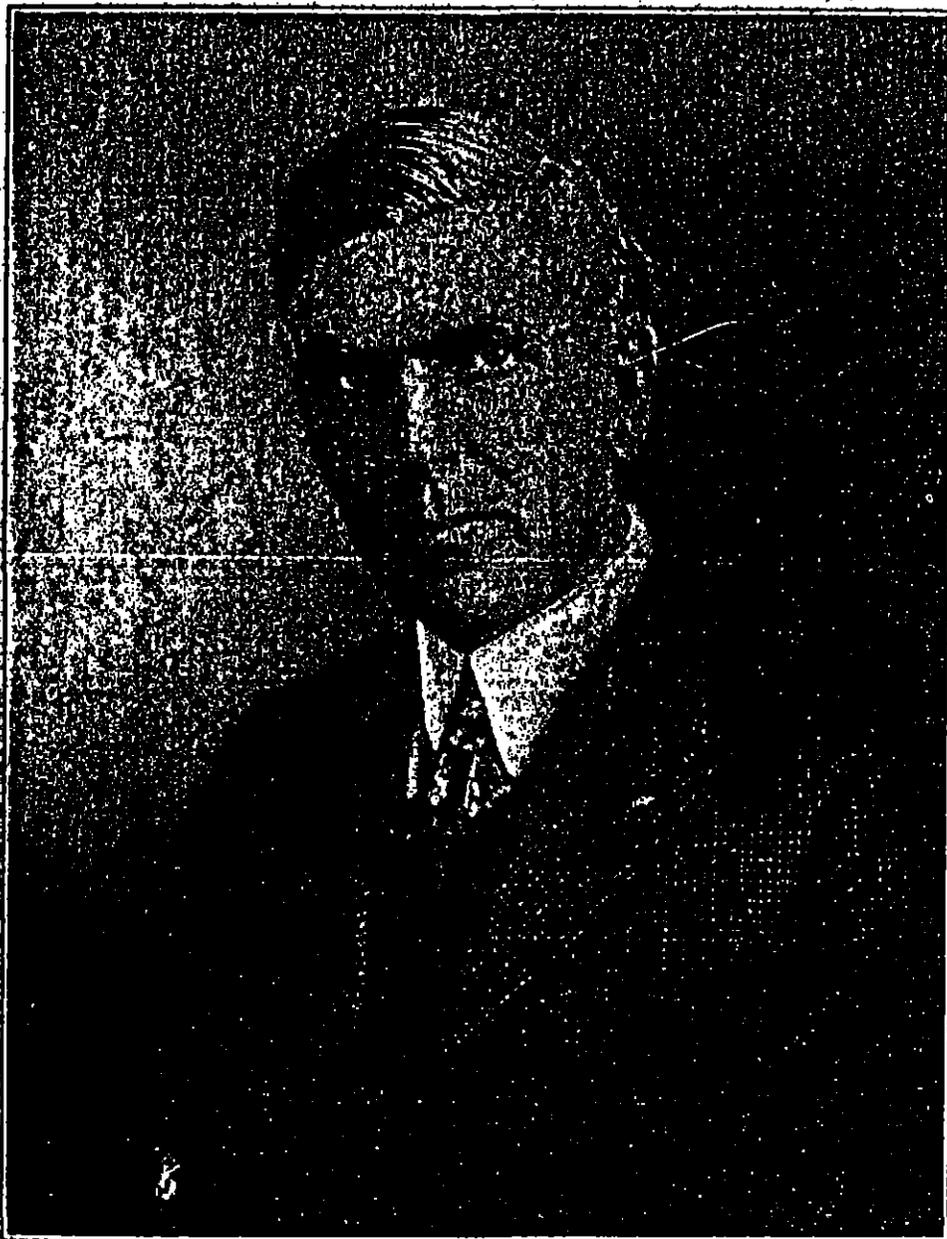
**CITY GRID REFERENCE NUMBER**  
**H24**





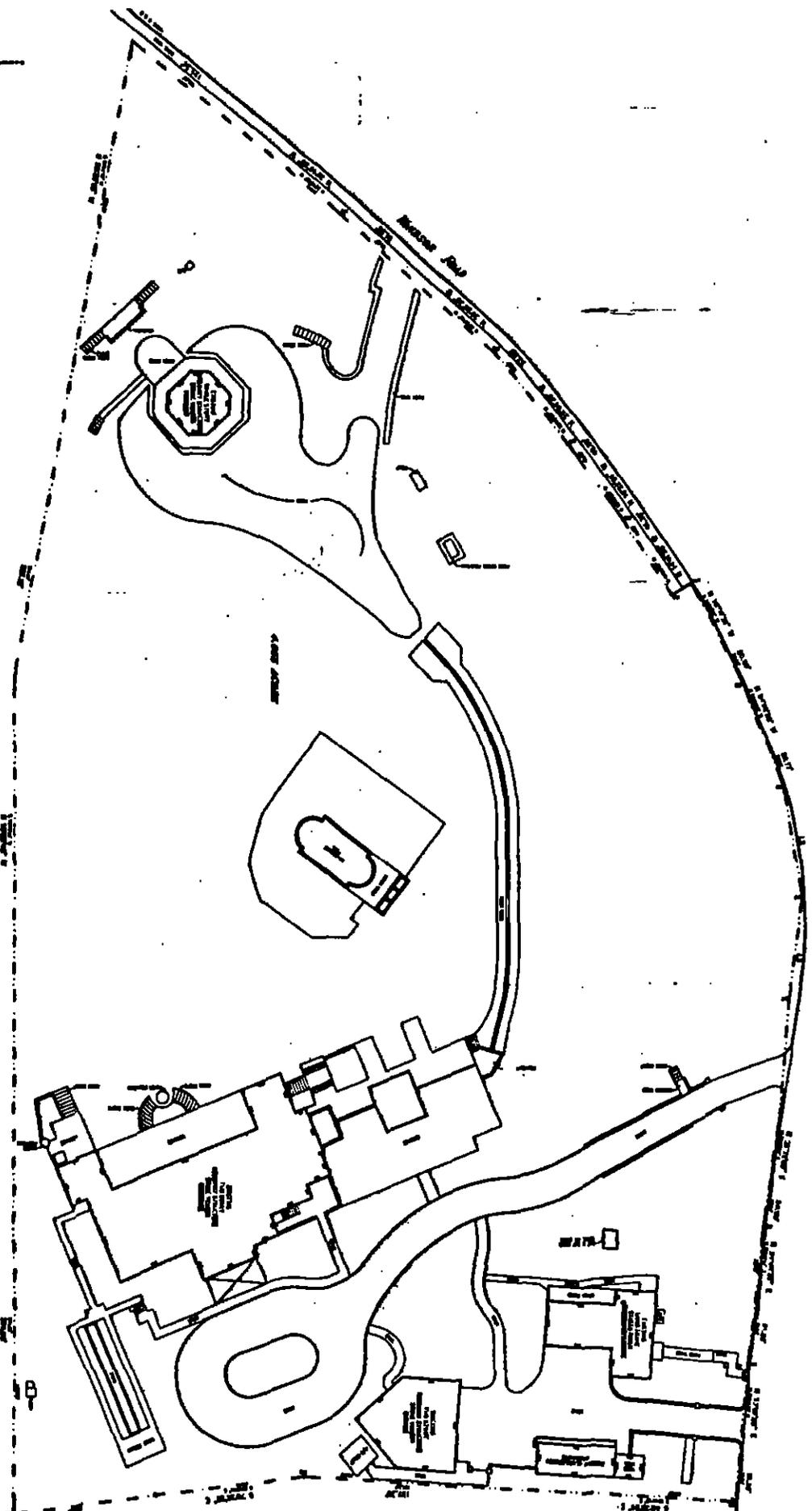






**E. H. REED**  
Capitalist, Cotton Exporter and Wholesale Dealer in Cedar Timber  
Austin

f Austin



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**SITE PLAN**  
 2407 HARRIS BLVD.  
 AUSTIN, TEXAS

CYRUS W. JONES - ARCHITECT  
 1220 TRAVIS BRIDGE BLVD.  
 AUSTIN, TEXAS 78704



# A. APPLICATION FOR HISTORIC ZONING

*OK to proceed  
S. Sadouny  
9-6-05*

**PROJECT INFORMATION:**

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>9/7/05</u>	FILE NUMBER(S): <u>041105-0034</u>
TENTATIVE HCD DATE: _____	_____
TENTATIVE ESD/ ZAP DATE: _____	_____
TENTATIVE RCD DATE: _____	CITY INITIATED: YES/NO _____
CASE MANAGER: <u>STEVE HICKS</u>	ROLLBACK: YES/NO _____
APPLICATION ACCEPTED BY: _____	_____

**1. OWNER'S NAME:** Steve Hicks  
**2. PROJECT NAME:** Malcolm & Margaret Badger Reed Estate  
**3. PROJECT STREET ADDRESS:** 2407 Harris Boulevard ZIP: 78703 COUNTY: Travis

**BASIC PROJECT DATA:**

**AREA TO BE REZONED:**

**4. ACRES** 4.055 (OR) **SQ.FT.** \_\_\_\_\_

**5. ZONING AND LAND USE INFORMATION:**

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

**RELATED CURRENT CASES:**

<b>6. ACTIVE ZONING CASE?</b> (NO)	FILE NUMBER: _____
<b>7. RESTRICTIVE COVENANT?</b> (YES / NO)	FILE NUMBER: _____
<b>8. SUBDIVISION?</b> (YES / NO)	FILE NUMBER: _____
<b>9. SITE PLAN?</b> (YES / NO)	FILE NUMBER: _____

# C. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

## SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

 9/1/05  
Signature Date

R. Steven Hicks  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

## INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

 9/1/05  
Signature Date

R. Steven Hicks  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

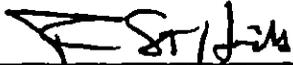
I, R. Steven Hicks, have checked for subdivision plat notes, deed restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

**2407 Harris Boulevard, Austin, Texas, 78703**  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.



\_\_\_\_\_  
(Applicant's signature)

  
\_\_\_\_\_  
(Date)

FIELD NOTES FOR  
4.055 ACRES,  
GEORGE W. SPEAR LEAGUE,  
SURVEY No. 7,  
ABSTRACT No. 697,  
CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 4.055 ACRE TRACT OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE, SURVEY No. 7, ABSTRACT No. 697 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED 4.0567 ACRES AS CONVEYED TO GABRIELLE SHESHUNOFF BY DEED RECORDED IN DOCUMENT No. 2003067925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with a cap stamped "SNS" set at the back of a concrete curb on the easterly line of Harris Boulevard, at the southwest corner of a tract of land conveyed to Oscar B. Jackson and Susan Jean Jackson by deed recorded in Volume 6368, Page 324 of the Deed Records of Travis County, Texas, for the northwest corner of the tract herein described;

THENCE, departing the easterly line of Harris Boulevard and along the common line of said Jackson tract and the tract herein described as follows:

- 1.) S 68°38'24"E, a distance of 197.30 FEET to a ½" iron rod with a cap stamped "SNS" set for an angle point;
- 2.) S 78°39'28"E, a distance of 132.09 FEET to a ½" iron rod with a cap stamped "SNS" set on the westerly line of a tract of land conveyed to John P. Schneider and Eleanor L. Schneider by deed recorded in Volume 2082, Page 437 of the Deed Records of Travis County, Texas for the northeast corner of the tract herein described, same being the southeast corner of said Jackson tract.

THENCE, along the westerly line of said Schneider tract, a 10,498 square foot tract of land conveyed to George R. Mellon and Margaret A. Mellon by deed recorded in Volume 11427, Page 2251 of the Real Property Records of Travis County, Texas, a tract of land being the south forty (40') feet of Lot No. 4 of the Josephine Lucille Fisher Reservation as recorded in Book 3, Page 128 of the Plat Records of Travis County, Texas and shown on plat recorded in Volume 491, Page 306 of the Deed Records of Travis County, Texas, conveyed to Andrew Kaapke Fish by deed recorded in Volume 12797, Page 578 of the Real Property Records of Travis County, Texas, a twenty (20') foot wide roadway as shown on plat in Volume 491, Page 306, and a tract of land being Lot 1 of said Josephine Lucille Fisher Reservation, conveyed to Andrew Kaapke Fish in Volume 12797, Page 578, common with the easterly line of the tract herein described, S 18°05'46"W, a distance of 374.98 FEET to an axle found for an angle point;

THENCE, along the westerly line of the latter Andrew Kaapke Fish tract and a tract of land being the same as described in Volume 523, Page 581 of the Deed Records of Travis County, Texas, conveyed to Andrew Kaapke Fish in Volume 12797, Page 578, common with the easterly line of the tract herein described, S 28°30'10"W, a distance of 287.12 FEET to a ½" iron rod found on the easterly line of Windsor Road, at the most northerly east corner of a 3140 square foot tract of land conveyed to the City of Austin by deed recorded in Volume 1994, Page 268 of the Deed Records of Travis County, Texas, for the south corner of the tract herein described;

THENCE, departing the westerly line of said Andrew Kaapke Fish tract and along the common line of said City of Austin tract and the tract herein described, being the easterly line of Windsor Road as follows:

- 1.) N 32°49'55"W, a distance of 122.34 FEET to a ½" iron rod with a cap stamped "SNS" set for an angle point;

**EXHIBIT A**

- 2.) N 30°28'36"W, a distance of 91.56 FEET to a 1/2" iron rod with a cap stamped "SNS" set for an angle point;
- 3.) N 22°04'36"W, a distance of 83.85 FEET to a 1/2" iron rod with a cap stamped "SNS" set for an angle point;
- 4.) N 18°22'01"W, a distance of 42.09 FEET to a 1/2" iron rod with a cap stamped "SNS" set for an angle point;
- 5.) N 14°41'55"W, a distance of 41.35 FEET to a 1/2" iron rod with a cap stamped "SNS" set at the most northerly west corner of said City of Austin tract, for an interior corner of the tract herein described;

THENCE, along the common line of said City of Austin tract and the tract herein described, S 77°06'23"W, a distance of 10.00 FEET to a 1/2" iron rod with a cap stamped "SNS" set at the back of a concrete curb on the easterly line of Harris Boulevard, at the most westerly west corner of said City of Austin tract, for a westerly corner of the tract herein described;

THENCE, along the common line of Harris Boulevard and the tract herein described as follows:

- 1.) N 10°06'21"W, a distance of 50.00 FEET to a 1/2" iron rod with a cap stamped "SNS" set at the back of a concrete curb for an angle point;
- 2.) N 04°02'30"W, a distance of 50.17 FEET to a 1/2" iron pipe found at the back of a concrete curb for an angle point;
- 3.) N 07°48'06"E, a distance of 50.02 FEET to a 1/2" iron pipe found at the back of a concrete curb for an angle point;
- 4.) N 25°06'41"E, a distance of 46.82 FEET to a 1/2" iron pipe found for an angle point;
- 5.) N 22°22'58"E, a distance of 53.12 FEET to an "X" set in concrete curb for an angle point;
- 6.) N 26°32'00"E, a distance of 50.00 FEET to a 1/2" iron pipe found at the back of a concrete curb for an angle point;
- 7.) N 24°44'37"E, a distance of 61.59 FEET to a 1/2" iron rod with a cap stamped "SNS" set at the back of a concrete curb for an angle point;
- 8.) N 23°07'56"E, a distance of 61.19 FEET to the POINT OF BEGINNING and containing 4.055 acres of land, more or less.

See SNS Engineering "Plat of Survey" No. 031354, page 3 of 3 attached hereto and made a part hereof.

*Mary P. Hawkins*

Mary P. Hawkins  
Registered Professional Land Surveyor No. 4433  
State of Texas



2004018387.1 R

2004

TAX CERTIFICATE  
 Nelda Wells Spears  
 Travis County Tax Assessor-Collector  
 P.O. Box 1748  
 Austin, Texas 78767  
 (512) 854-9473

NO 120878

ACCOUNT NUMBER: 01-1501-0843-0000

PROPERTY OWNER:

HICKS R STEVEN & DONNA STOCKTO  
 DONNA STOCKTON HICKS  
 2407 HARRIS BLVD  
 AUSTIN, TX 78703-2405

PROPERTY DESCRIPTION:

ABS 697 SUR 7 SPEAR G W ACR 4.055

ACRES 4.055 MIN% .00000 TYPE

SITUS INFORMATION: 2407 HARRIS BV

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2004	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	HOSPITAL DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2004 \$178,176.10

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2004 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

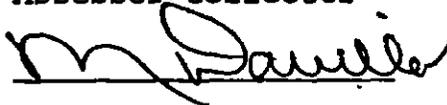
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/09/2005

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 

# **F. 1: Historical Documentation - Deed Chronology**

## **Deed Research for MALCOLM & MARGARET BADGER REED ESTATE**

- Republic of Texas to George W. Spear** Book A, p. 286-287  
One league or 25,000,000 square vs.  
March 31, 1841. By President Lamar.  
(See "History of Property" section above for more details regarding land transactions) ...
- S. W. Fisher to Josephine Lucile Fisher** Book 381, pp. 324-325  
George W. Spear League, parcel  
Jan. 15, 1925
- Josephine Lucile Fisher to M.H. Reed** Vol. 418. page 286-288  
Josephine L. Fisher Reservation (recorded on Plat Record Book #3, page 128)  
May 8, 1928 \$12,500 cash
- Josephine Lucile Fisher to M.H. Reed** Vol. 496, page 122  
South half of J.L. Fisher Reservation lying between M.H. Reed Tract & H.J.L. Stark Tract  
Release of covenants regarding a roadway/easement across North portion of tract  
July 1, 1933
- M.H. Reed to Margaret Badger Reed** Vo. 545, p. 442-444  
[homestead occupied by both parties through July 3, 1936]  
Aug. 15, 1936 [Reed-Badger Divorce Court Decree V. 54, p. 512-515; July 21, 1936.]
- M. Elizabeth Reed Cocke to Margaret Suzanne Cocke Robinson** Vol. 7188, page 1574
- Margaret Suzanne Cocke Robinson to Alex & Gabrielle Sheshunoff** V. 11301, p. 0443-0447  
4.0567 acres, a certain tract of the George W. Spear League Survey #7, Abstract #697  
October 24, 1990 \$1,600,000 #200306925
- Alex and Gabrielle Sheshunoff to the City of Austin** Vol. 11456, page 313  
Granting easement and right of way for utilities  
April 29, 1991
- Alex & Gabrielle Sheshunoff to Steven & Donna Hicks** #2004018389.TR  
4.056 acres, Abstract 697, survey 7, G.W. Spear League  
December 27, 2004 \$8,000,000

\*Sources: Cocke-Robinson Estate file (private) and Travis County Courthouse

## F. 2: Historical Documentation - Occupancy History

### Occupancy Research for 2407 Harris Boulevard and related information

*Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.*

<b>Year</b>	<b>Occupant Name and Reference</b>	<b>Source: Austin City Directories</b>
1909-14	Reed, Malcolm. 1710 Rio Grande	
1920	Reed, Malcolm. 1712 Rio Grande	
1924	Reed, Malcolm. 1712 Rio Grande (G.E. Bryson & Co., M.H. Reed & Co.) Reed, Malcolm Jr. 4110 Avenue E (MH Reed & Co.)	
1927	Reed, M.H. @ 1712 Rio Grande No listing for Harris Blvd. G.E. Bryson & Co, Yellow House Land Co., M.H. Reed & Co cotton, Littlefield Bldg	
1929	No listing for 2405 or 2407 Harris Blvd Reed, M.H. (Margaret H., Margaret E) @ 1712 Rio Grande	
1930	Reed, M.H. (Margaret H.; Margaret E., student) 2405 Harris Blvd. Reed & Co., cotton, Littlefield Bldg. (Bischoff)	
1932-33	Reed, M.H. (Margaret H.) 2405 Harris Blvd., vp Dozier Const. Co. Westlund, John F. (Amanda), yardman, r. 2405 Harris Blvd. Reed & Co. (E.G. Bischoff), Littlefield Bldg.	
1935	Reed, Malcolm H. (Margaret H.) 2405 Harris Blvd. Westlund, John F. (Amanda), gardener, rear M.H. Reed & Co. cotton, Littlefield Bldg.	
1937	Reed, Margaret B, Mrs. 2407 Harris (no 2405 Harris) [divorce] Reed, M.H. (Margaret H.), r. J.T. Bowman Addn., pres. Pecos Producers Inc., M.H. Reed & Co. cotton	
1939	Reed, Margaret B, Mrs. 2407 Harris Blvd. Westlund, John F. (Amanda) gardener, rear Reed, M.H. & Co. timber, Littlefield Bldg. Reed, Malcolm H. (Roberta) pres. Pecos Producers Inc. r. Bowman & Hopi Trail	
1940	Reed, Margaret B. Mrs. 2407 Harris Blvd. Westlund, John F. (Amanda), gardener, rear	
1941	Cocke, Joseph (Margaret R) lawyer, 904 Lavaca; residence 2407 Harris Blvd. Lockwood, Mollie, nurse, 2407 Harris Blvd.; rear – vacant Cocke, Joseph (Margaret R; 3), 2407 Harris Blvd., attorney at law, Littlefield Bldg Bowen, Harry (Jane; 2), rear	
1952-71	Cocke, Joseph (Margaret R; 3), 2407 Harris Blvd., attorney at law, 904 Lavaca	

1972-80      **Cocke, Margaret R. (widow Joseph); no rear listing**

1981-90      **Robinson, Margaret [Sue]**

1991-2004    **Sheshunoff, Alex and Gabrielle**  
2004...      **Hicks, Steve and Donna**

# **THE MALCOLM & MARGARET BADGER REED ESTATE**

**2407 Harris Boulevard  
Research by Phoebe Allen**

Of transcendent architectural and historical significance, the Malcolm and Margaret Badger Reed Estate was built in 1929 in Pemberton Heights by Dallas architect Henry Bowers (Hal) Thomson, a native of Austin. A residential version of Beaux-Arts classicism in the American Mediterranean Revival style, the stately home was built for cotton merchant Malcolm H. and Margaret Badger Reed and their youngest child, Margaret E. Reed, who inherited the property. In continual use as a stylish family residence, and occupied by an unbroken line of the Reed family from 1929 until 1990, this stately home is a viable candidate for preservation in perpetuity. The property is significant in Austin as one of its largest and earliest Twentieth Century estates.

The residence received a Historic Preservation Award from the Austin Heritage Society in 1989. Its "sister ship," the Perry Estate, a National Register property, was designed by the same architect and built by one of Reed's close business associates.

The Reed Estate has been the site for charity fundraisers since the 1940s Doll Buggy Parade, "one of Austin's first charity events...where little girls decorated their carriages and boys crepe-papered their bikes!" Reed's granddaughter, Sue Cocke Robinson, held fundraisers for the Center for Battered Women, The Paramount Theater, and the Austin Symphony among others. It has also been the site of numerous weddings, graduation receptions, and a 1981 debutante gala carnival complete with midway and circus rides. The current owners have held fundraisers and receptions in their new home for Governor Perry, SafePlace and other charities, and plan to continue the tradition of making the site available for Austin's charitable functions.

Though the structure was modified by the addition of two rooms in 1991, the architect clearly followed the design and detail of the original architect so as to create an appearance indistinguishable from the remainder of the house. A prime example of an Italian country villa built during the Country Place Era, the Reed Estate retains a strong relationship to its original setting in Pemberton Heights. The craftsmanship of the mansion and integrity of the architectural design is outstanding. The history of its builder, who made significant contributions to the economic and social development of the city, together with the history of his family and business associates, and that of the estate's architect, a native of Austin, also lend weight to the historic significance of the Perry Estate. The Reed Estate is currently under consideration for status as a Recorded Texas Historical Landmark.

## **HISTORICAL NARRATIVE**

### **The Builder: Malcolm Hiram Reed<sup>II</sup> (1876-1945)**

Born January 22, 1876, at Gabriel Mills in the Pilot Knob community in Williamson County, Texas, capitalist and businessman Malcolm Reed was the second child and first son of pioneers Thomas Selden and Dora (Connell) Reed. Malcolm's father, born in Hope, Arkansas, was a schoolteacher and merchant. The elder Reed purchased a general mercantile store in Bertram, Texas, in 1892, taking Malcolm and his brother David Cleveland into the business as T.S. Reed & Company until 1914, when T.S. left the Bertram business to David and opened a wholesale grocery business in Beaumont. He was also involved in banking in Bertram, beginning in 1898.

T.S. Reed moved to Austin in 1911 and died in 1923.<sup>iii</sup> Dora Connell Reed was born in Milam County, Texas, to a prominent pioneer Texas family.

Malcolm attended high school in Bertram, Hill's Business College in Waco, and began his career working in his father's general mercantile store in Bertram in 1893. He was sent to Marble Falls to sell a stock of goods and remained in Marble Falls for 15 years, at first as T.S. Reed & Company and later as M.H. Reed & Company. Malcolm married Marble Falls resident Margaret 'Maggie' Badger in 1898. Malcolm organized and served as president of Home State Bank in Marble Falls until two years before his death and was the owner of Marble Falls Water & Light Plant in 1920<sup>iv</sup>. In 1908, he moved to Austin, which he made his permanent home.

M.H. Reed & Company, with associates E.G. Beschoff and G.E. Bryson, initially a major wholesale dealer of cedar timber in Central Texas as well as one of the state's largest buyers and sellers of pecans, became one of the leading cotton exporters in the state, with offices in five foreign countries. According to Sue Brandt McBee,<sup>v</sup> he liked to describe himself as being "in the cedar post business." Reed invested widely in minor interests that included real estate, oil properties and a pipeline as well as extensive farm and ranch acreage across Texas.

After the decline of the cotton business in the 1930s, Reed devoted substantial time to oil investments, mainly royalties, and to Pecos Producers, Inc., which managed his production in the Yates Pool. He negotiated a 300,000-acre transaction with the heirs of George W. Littlefield for the South Plains project known as Littlefield Lands. Working through his Yellow House Land Company (1923-1942) and Plains Investment Company, Reed purchased, divided into 1200 tracts, and resold to settlers the 177-acre farming tracts carved out of the Yellow House Ranch in Lamb and Hockley counties. The Yellow House enterprise played a key role in the settlement of the South Plains of Texas, bringing in excess of \$10 million to Reed and his associates.<sup>vi</sup>

Reed was a member of Central Christian Church, Austin Country Club (past president), a long-time member of the Austin Rotary Club, and an original member of the local Red Cross Board. He served as president of the Austin Chamber of Commerce in 1927, and from 1919 to 1932 was active in the Texas Cotton Association, serving as its president in 1923. He was a patron of the Texas Fine Arts Association and the Smithsonian Institution. A Mason since 1897 in his Marble Falls days, Reed was Worshipful Master 1903-1904 and was honored with 33<sup>rd</sup> degree as a York Rite and Scottish Rite Mason and Shriner in 1919. He was a potentate of the Ben Hur Temple in Austin in 1930. At one time Reed held membership in the New York Stock Exchange and in the Chicago Board of Trade. During WWI Reed handled finance campaigns in Austin and Travis County for the American Red Cross, serving as chair of several civilian relief committees and drives. His favorite recreation was golfing.<sup>vii</sup>

Malcolm divorced his first wife and remarried in 1936 at the age of 60. His bride was 22-year-old Arkansan, Roberta Farrish Purvis (1914-2005), a graduate of the University of Texas, where she was a classmate of Malcolm's daughter. The newlyweds escaped to Europe for a one-year, round-the-world honeymoon—to flee, some say, gossip about their 'scandalous' marriage.<sup>viii</sup> Malcolm Reed died in his sleep of a heart ailment in 1945 and was buried in Memorial Park. His widow placed clarion bells in the Central Christian Church in his memory.<sup>ix</sup> An environmentalist and philanthropist, Roberta Crenshaw's later contributions to the city in some measure continued the legacy of Malcolm Reed.

### **The Badger Connection**

Malcolm Reed's first wife, Margaret 'Maggie' Badger (-1940), known to her family and neighbors as "Mama Reed," was the daughter of Brandt Badger, a well-known figure in

business circles of Burnet County and adjacent counties. The Badger family moved from Gonzales to Burnet County around 1882. Maggie's brothers Walter H. and Robert Badger operated a wholesale mountain cedar business and mercantile business, Brandt Badger & Sons, with their father in Marble Falls.

Walter H. Badger (1865-1940) is credited with building the cedar post business in Central Texas.<sup>2</sup> He moved from Marble Falls to Austin in 1908 and was a director at American National Bank. Along with his brother Robert and Malcolm Reed, Walter was one of the chief partners who developed the Yellow House Ranch beginning in 1923; he became the manager of the project and was instrumental in developing the town of Littlefield. The partnership purchased the famous George W. Littlefield Yellow House Ranch, originally part of the XIT Ranch in the Texas Plains, and formed the Yellow House Land Company in 1929, and later the Plains Investment Company, which Badger served as president. The three Badger siblings owned homes on the same block of Speedway in Austin in the 1920s; all three homes are City of Austin Historic Landmarks.<sup>21</sup> Malcolm Reed Jr. lived at one of the homes, 4110 Avenue E (Speedway), from 1924 until 1943.

### **The Reed-Cocke-Robinson Lineage**

Maggie and Malcolm Reed lived at 1710 & 1712 Rio Grande in Austin from 1908 until they built their new home on Harris Boulevard in 1929. The couple had three sons (Malcolm H. Reed Jr., W. Selden Reed, and C. Badger Reed) and one daughter, Margaret Elizabeth 'Peg' Reed (1912-1980) who married attorney Joseph Cocke (1906-1971) in 1933.

Malcolm and Maggie's son Selden Reed, age 34, died May 8, 1936, in Chicago. Selden was an ex-student at The University of Texas at Austin and had been associated with his father in business. He was an unsuccessful candidate for congressman-at-large in 1932. Malcolm and Maggie Reed divorced in July of the same year, and Maggie took ownership of the Reed Estate, which was passed on to her daughter after Maggie's 1940 death.

Joseph and Margaret 'Peg' Cocke lived in the home from 1940 until their deaths in 1971 and 1980, respectively. Joseph Cocke finished law school at the University of Texas in 1932. He was the attorney for Travis County Relief Headquarters (1933), Federal Conciliation Commissioner (1934-36), Assistant District Attorney (1943-44), vice-president and trustee of St. David's Community Hospital (1945-69), and trustee of St. Andrews School (1959). The couple had three daughters, Carla Jo Cocke Francis, Suzanne Cocke Robinson, and Terry Jo Cocke Tynes.

The house was conveyed to Malcolm Reed's granddaughter, Margaret Suzanne 'Sue' Cocke Robinson (1939-), after the death of her mother. Sue's wedding reception was held at the estate in 1959. Her husband, George Edward 'Bo' Robinson Jr. (1938-1978), died at the age of 39; he never lived in the Harris Boulevard residence.<sup>22</sup> Robinson, who was involved in the Robinson family's Austin White Lime Company, was a direct descendant of both John Bremond and John Robinson, prominent early merchants of Austin. Bo's father was a son of Alfred Henry Robinson and Pauline Bremond, whose home is on the historic Bremond Block in downtown Austin. Bo and Sue had two children.

Sue Robinson sold the estate in 1990 to noted international banking advisory consultants Alex and Gabrielle<sup>23</sup> Sheshunoff, who in 2004 sold the property to its current owners, Donna Stockton and Steve Hicks.

## Location and History of the Property

The Reed Estate is located on the curving northeast corner of Windsor Road and Harris Boulevard in the Pemberton Heights neighborhood in Austin. A wet-weather branch of Shoal Creek runs along the west boundary of the property. Next-door neighbor Janet Long<sup>xv</sup> Fish, 87, recalls riding her horses throughout the countryside in her childhood and youth.

The Old West Austin National Register Historic District encompasses Enfield, Pemberton Heights, and Bryker Woods, the city's first automobile suburbs. Located northwest of downtown Austin, these residential areas were developed between 1886 and 1953 to appeal to middle- and upper-class residents seeking escape from urban life.

A 4.055-acre parcel of the Josephine Fisher Reservation, the property was carved from the 1841 George W. Spear League. In early 1838, the Fayette County Board of Land Commissioners issued a head right certificate for one league of land to Spear, who had emigrated to Texas with his family in 1835. Spear died in 1839, and the Spear Survey of 25 labors west and north of the city's central business district was sold to C.S. Parish in 1841. Parish sold the land to George M. Martin for \$100 cash in 1846, and it was resold seven months later for \$150 to James B. Shaw, State Comptroller under Governor Elisha Marshall Pease. Pease bought the home from Shaw following the deaths of Shaw's child and his wife.<sup>xv</sup> The estate, which extended from 12<sup>th</sup> to 24<sup>th</sup> Streets and from Shoal Creek on the east to the Colorado River on the west, remained in the Pease family until 1916. Woodlawn, the antebellum home designed by Abner Cook, is still at the heart of the Old West Austin District.

Governor Pease's law partner, Judge John Woods Harris, acquired the Spear Survey acreage directly north of Pease's tract from Shaw in about 1859. Harris served as attorney general in Pease's administration and was a judge in Galveston for many years. Harris married Annie Pleasants Fisher Dallam, the daughter of Samuel Rhoads Fisher, a signer of the Texas Declaration of Independence.<sup>xvi</sup>

## Pemberton Heights

The land comprising Pemberton Heights passed from John Woods Harris to his widow and, eventually, through the Harris heirs to Annie Harris's granddaughter, Reba B. Masterson, who conveyed the property to her father's brother's son, second cousin Samuel William Fisher Jr. The suburb is probably named both for Fisher's uncle, Walter Pemberton Fisher, and for James Pemberton (1723–1809), a Fisher family ancestor.<sup>xvii</sup>

Known as Budley, Samuel William Fisher Jr. married University of Texas alumna Josephine Lucille 'Lucy' Mathen in 1905. Budley Fisher used the limestone water tower on the property as a starting point for construction of the diminutive Gothic Revival castle (around the corner from the Reed Estate) in 1925.<sup>xviii</sup> The Fishers probably never resided at Pemberton Castle. Fisher deeded the castle and 137 acres to his wife in 1925; the couple divorced in 1927. In December 1926, Lucy Fisher sold her property to the Austin Development Company in exchange for 2,497 shares of the corporation and a place on the board of directors. Construction of a bridge at 24th Street put the suburb only eight blocks from the university and six blocks from Wooldridge School.

The city had been lagging in economic development and population growth since the dream of turning the city into a manufacturing center had collapsed with the Colorado River dam in 1900. Austin continued to serve as the government and educational center, but it was not until 1928 that the city began to provide such infrastructure as paved streets, sewers, sidewalks, and parks with playgrounds and swimming pools.

## **The Reed Estate**

Lucy Fisher sold the almost-five-acre lot at the curving intersection of Windsor Road and Harris Boulevard to Malcolm H. Reed on May 8, 1928. According to the April 1928 issue of "Texas General Contractors' Association Monthly Bulletin," the Reed's house was to be built at an estimated cost of \$100,000. The Reed villa was an early 20<sup>th</sup> Century statement of opulence and wealth. An unusual style for residential Austin, the University of Texas chose this Italian Renaissance style for its campus about the time of the Reed Estate's completion.

Two photos of the Reed home are featured in "Texas Limestone," a brochure of Texas Quarries, Inc. circa 1930, illustrating the beauty of the Cordova Cream exterior limestone with the caption, "Use Texas Stone from Texas Quarries." Cordova Shell, a fossilized limestone from the same quarry, is featured in the home's interior.<sup>28</sup>

The home was also photographed in 1940 for *Texas Architecture: A Pictorial Review of Texas Architecture* along with the Perry Estate as examples of Thomson's work. The residence received a Historic Preservation Award from the Austin Heritage Society in 1989.

## **ARCHITECTURAL DESCRIPTION**

### **Style & Materials**

Typical features of the Italianate Renaissance style include round arches; symmetrical façades; wide, heavily decorated, bracketed cornices and eaves; scrolled brackets; tall first-floor windows and smaller, less elaborate upper story windows; hood moldings over windows; ample porches or verandas; and hipped, tiled roofs. All of these features are found in both the Reed and Perry villas.

Operatic in design and scope, the generally symmetrical mansion consists of a central block flanked by two pavilions, with arcaded patios on either end of the south façade and an arcaded porte-cochère on the north façade. Each room of the Reed villa has a distinct characteristic or shape, including one octagonal and one oval room. Rooms feature 15- to 30-foot-high ceilings, wrought iron work, chestnut and/or walnut paneling, decorative plaster work on ceilings and walls of the first floor rooms, plastered walls, and detailed stone masonry on both the interior and exterior.

In immaculate condition, this stately home, two stories plus a basement, is made of masonry and concrete with a limestone veneer. The foundation is of concrete. Concrete floors and ceilings are a "poured on pans" construction. Concrete sidewalls are covered in limestone blocks. The hipped roof has an overhang with painted cornices. Constructed with wood rafters, the roof is covered by terracotta half-barrel tiles. It has two end chimneys (one from the basement furnace and one from the back-to-back living room/library fireplaces), two ventilation dormers, and Italianate detail. Composite columns feature the Acanthus plant. The wall structure is structural clay tile (fired clay with cores) and limestone. Quoins accent the corners of the building. The wood, parquet and marble flooring is thought to be original (carefully repaired where required). Parquet floors in the library, living room and dining room are each a different design.

Architectural details and design motifs augment the sound structural form.<sup>29</sup>

According to *Texas Architecture*, Trinity Portland Cement Company and Calcasieu Lumber Company were responsible for the cement and concrete; Calcasieu provided the plaster and

lumber; and Tips Engine Works provided the steel. Another photo in this book illustrates ornamental iron railings by Tips, an indication that this company may have provided some of the home's iron grillwork. It is not known whether the exquisite wrought iron throughout the villa was created by a superior craftsman at the local Weigl Iron Works,<sup>231</sup> by Tips Engine Works, or by a non-local craftsman. Wrought iron work on the stairwell, windows, north and south doors, and street-entry gate is original.

## Exterior Description

The north and south façades are equally impressive. The view of the north façade is virtually unchanged from its 1929 appearance. It sports a central porte-cochère supported by three Composite columns and series of arches in an arcade with rods and vaulted ceiling. Ten-foot iron grill doors lead into the entrance. Two original lanterns frame either side of the doorway. Custom-made iron grills adorn the three 6/6 windows on the first floor of the section to the left/east of the porte-cochère. A Juliet balcony with balustrade, pediment and double doors enhances the upper level. Above the porte-cochère are seven rose-colored, leaded glass in casement windows with octagonal panes and fixed transoms that surround the north, east and west sides of the upper central façade,

The east end is balanced with a similar arrangement of windows, including another Juliet balcony. Six copper drainage pipes, original to their locations (downspouts replaced), extend from roof to ground on the north façade.

On the west elevation is a series of slip-head single hung 2/6 windows (upper and lower sashes repaired) that slide up into the wall for ventilation. There was no air-conditioning in the home until 1980. A larger Juliet balcony with pediment, balustrade and detailed brackets is featured on the first floor of the west façade, with transoms below and an ornamental arch with inset disc in the molding above the double doors.

Two arcades protrude from either end of the south façade. Their features echo those of the porte-cochère. The central aspect of the south façade features symmetrical, curving stone staircases with cast stone balustrades leading up to a large patio. The balustrade continues along the edge of the patio and both arcades. The south entry has a recessed double door of arched glass in a wood molding with a stone arch surround. On either side of the central, arched doorway, which is flanked by two lanterns and enclosed by an original wrought iron double gate, are two double 1/3 casement windows with single-pane transoms, arching hood moldings, and projecting, decorative sills with scrolled brackets. Wrought iron grills cover the four windows. The second floor of the south façade has a shuttered casement window above each of the four lower windows, and a central, tri-arch balcony and loggia with two sets of supporting double Doric columns plus two half-columns at each end of a balustrade. Shutters are original, crank-operated from the interior. Four more full-height drainage pipes can be seen on the south façade.

The east elevation has three first floor windows and three second-floor windows, shuttered above, the lower windows matching those on the north façade.

## Interior Description

The Reed villa has one of the most opulent interiors of any 1920s Austin residence, and retains such remarkable features as the Grand Hall, with entry from both the north and south façades, featuring Cordova shell (fossilized) limestone walls, marble floors, and a large marble staircase to the second floor. There are small rosettes on the limestone cornice, and three

Composite pilasters, elegant ironwork on the stairwell and a dramatic, twisted iron rod for mounting the chandelier. The 2004 chandelier reflects the grillwork of the staircase.

Carved wooden doors with rosettes lead to the living room on the north. A detailed Italian marble fireplace with rectangular opening, marble surround, and two small columns is featured in the living room. A pyramidal mantle hood was removed in 1991. The coffered ceiling echoes squared parquet floor panels. The wooden cornice is finely crafted. The octagonal library is intact. There is a smaller fireplace and full, dark paneling with detailed cornices and flat, fluted pilasters. The dining room features carved wooden doors identical to those in the living room, wood paneling and a bead and reel cornice with rosettes, and parquet floor. The arched ceiling has two exquisite painted, molded plaster sections running from cornice to cornice along the width of the ceiling. The oval breakfast room features a ceiling fresco. The flooring, a five-eighths inch polymer, replaced the terrazzo in 2004 because the original was cracked. The reconstruction is the same pattern and colors; the terrazzo followed the design/concept of the ornamental terrazzo in the State Capitol.

Original Mansbendel carvings are apparently missing, perhaps since the Reed divorce. Lamar Cecil, a grandson of Reed's younger brother, says, "I have in my possession a plaster tondo that the sculptor Mansbendel did of Uncle Malcolm. It is perhaps a copy, or a study, of the original, but it's my understanding that it was executed for the house and it certainly is Italianate in character."<sup>21</sup>

On the second floor are the master bedroom, two guest bedrooms, an exercise room, sitting room, office/study, dressing room, closets and four baths. The master bedroom has a back-to-back fireplace with the office. Original grillwork is on a small, square window that opens into the master bath to allow air to enter through the Grand Hall. Moldings and plastered walls in the bedrooms are original, and all received detailed and meticulous restoration in 2004.

The basement was originally Reed's billiard room and had a toilet, bath and wine closet. The 1929 boiler room retains the threaded brass piping and manifold. The air-conditioning equipment was upgraded and moisture control measures added in 2004. (Joe Pinelli, 2004-05) An original walk-in safe from the Herring-Hall-Marvin Safe Company/Hamilton is in the basement game room.

## **Gardens and Outbuildings**

The current brick drive, most plants, and the layout of the garden have been modified by various periods of landscape design over the years. The entry drive, originally off Windsor Road, was moved to Harris Boulevard due to dangerous traffic patterns. The entry drive, which originally passed through the porte-cochère, now passes just outside the porte-cochère. The original entry gate was moved from the Windsor Road entry to the Harris Boulevard entry in 1991.

The gatehouse, not a contributing building, was formerly a four-car garage with a small apartment. A gardener, John Westlund and his wife Amanda, lived here beginning in 1932. It is now a one-car garage with staff quarters. A separate garage was added in 1991.

A fault line follows the branch of Shoal Creek along Windsor. At the end of a long, sloping walk, formerly the Windsor Road entry drive, a large, impressive Belvedere was built in 1991 as an interpretation of the Music Pavilion or Belvedere at Versailles. Octagonal in shape on the exterior with circular interior, the architectural details in the Belvedere are evocative of elements from the main house, yet it does not intrude on the main house. Cast knobs and roses match those of the villa. The reflecting pond, which is fed by a well, is two feet deep. The stone wall built in

1991 to diminish traffic noise incorporates the original 1929 iron gates (see original drawings) at the main Harris Boulevard entry. A swimming pool was added in the 1960s.

## Alterations

Joseph Cocke applied in 1951 for a permit to remodel the interior of the gatchouse apartment with Winfred Gustafson as the architect. The main house was renovated (interior/exterior painting, air conditioning added, attic insulation, kitchen remodeled, electrical and plumbing replaced, sprinkler system added) in the spring of 1981 with William Furman as the designer and David Kettler as general contractor, under the guidance of Sue Robinson.

Decorative elephants on the north façade were added circa 1999. Stairs leading to the garden from the west wing of the house are post-1990; balusters match the originals. One of the best-known British landscape architects of the 20<sup>th</sup> Century, Penelope Hobhouse participated in the 1991 redesign of the garden.<sup>xviii</sup>

A glass light well was added (as a solution for moisture problems) at the basement level of the north game room in 2004. Moldings and walls were repaired or reconstructed as needed throughout the home, with extensive maintenance on the friezes in the same year. Wiring, plumbing and air conditioning have been replaced over time.

The most evident exterior change took place during the Sheshunoff renovations of 1990-91, when the rooftop terraces of the two south arcades were enclosed to create two additional rooms on the second level. The architect, Kenyon Bolton of Boston, was extremely sensitive to the original design, and the transition is virtually seamless from old to new, completely in keeping with the original style and architectural detail. The additions have not appreciably affected the scale or character of the house, are reversible, and records and photographs in public repositories well document the prior version. The exterior garden extension at the southeast corner, with its added railings and staircase to the lower garden, was added at the same time; replicating the original balustrade and other patio elements.

## The Architect: Henry 'Hal' Bowers Thomson

The Reed Estate was designed by Austin native Hal Thomson, who was born in 1882 to a prominent ranching family in Austin. After completing his Bachelor of Science degree at the University of Texas, he received a Master's degree in architecture at MIT in Boston. His extensive travels in Europe after graduation, studying classical and historic architecture, developed his strong historical style. Thomson established his architectural practice in Dallas at first under his own name and later as Thomson and Swain. Thomson was one of the great mansion-builders in Texas in the period between the two world wars, and designed many in Dallas and elsewhere in the State. The AIA guide *Austin and its Architecture* notes:

"Woodlawn set the tone for the area's (Pemberton Heights) architecture. Greek Revival was very acceptable, as was Georgian revival with its red brick and white columns. Dallas architect Henry Bowers Thomson provided very subtle residential versions of Beaux-Arts classicism such as the Drake-Butler House<sup>xix</sup> (1930) and the Reed-Cocke House (1929), though Thomson could also work in the less formal Mediterranean villa style, as on the Davis-Sibley House (1932)."<sup>xxv</sup>

Thomson and Swain designed institutional and commercial buildings in Dallas, including the Dallas Aquarium (a collaboration with Fooshee & Cheek and Flint & Broad), the Cotton Exchange Building, an addition to the Adolphus Hotel, and the Maple Terrace Apartment House. Thomson was the president of the Dallas Society of Architects for a time and mentored many of the leading architects in Dallas, such as Mark Lemmon, Wilson McClure, and both Fooshee & Cheek.<sup>xvii</sup>

Though Thomson is most well known for his work in Dallas, the two "sister-ship" mansions he designed in Austin for Malcolm Reed and Edgar Perry are significant for their style and design as well as their connection to each other through familial associations.

### **Architectural Comparison & Historical Connections to the Perry Estate**

The Reed and Perry villas were arguably the largest and among the finest early 20th Century homes in Austin. The mansion on the Perry Estate, a 9.86-acre tract at 701 41<sup>st</sup> Street, near the southeast corner of Hyde Park, was built by the same architect and in the same style as that of the Reed mansion and is considered its "sister ship." The Perry Mansion (1926-28), a two-story Italian Renaissance style house, has many of the same architectural features, including a central block flanked by two pavilions, roof with terracotta half-barrel tiles, triumphal arch entry, Corinthian columns, grand staircase and entry hall, an oval library, and wrought iron detail. Both mansions are excellent examples of early 20<sup>th</sup> Century Italian Renaissance houses of the Country Place Era.

Like Reed, Edgar Howard Perry (1876-1961) was a prominent Austin cotton merchant. Born in Texas and educated in Rockdale and Baylor College in Waco<sup>xviii</sup>, Perry made his fortune selling cotton to Europe and traveled extensively there. He served as a director of Austin National Bank, supported the Austin Symphony, the YWCA, founded the Austin Club, helped develop Highland Park, and built the Perry-Brooks Building and the Commodore Perry Hotel (now demolished). Good friends with Will Rogers, Harry Penick, Tom Miller and Lyndon Johnson, Perry retired from the cotton business just prior to the 1929 stock market crash and used his influence and wealth to make Austin "a nicer place to live."

Perry had given Tom Miller a loan to get him started in the cotton business, and in 1931 supported him in his run for mayor. Perry sold his Estate during WWII, in 1944, and in 1953 was named "Austin's Most Worthy Citizen" for his charitable contributions, including the cultivation of a friendship between Tom Miller and Lyndon Johnson that resulted in the Tom Miller Dam and other federal projects in Austin. Perry supported LBJ financially as campaign co-chair in his 1956 run for Congress. The combined efforts of Perry, Miller and Johnson also led to the first federal low-income housing project in the country, Austin's Rosewood.<sup>xviii</sup>

A most interesting family connection to Perry involves Malcolm Reed's younger brother, David Cleveland Reed (1883-1948), who Perry took on as a junior partner in his cotton business in 1914. The two partners began to invest in a variety of enterprises – cotton gins, compresses, oil mills, flourmills, cotton factories, a vegetable farm and dehydrating plants, a sheep ranch, and a hotel.

David C. Reed (who lived 3 blocks from Malcolm at 1410 Rio Grande in 1920) was also a principal owner of the banking business of D.C. Reed & Co. in Bertram,<sup>xix</sup> where he and Malcolm had begun their careers together, in their father's mercantile business. David was the president of the Texas cotton Association in 1926 and served Austin on the City Council (1926-1933) and as a member of the school board. He was also a partner in the Yellow House Ranch when it was divided. He was killed in a plane crash at the age of 65; honorary pallbearers

included Representative Lyndon Johnson, Tom Connally, Governor Beauford Jester, Herman Brown, Dan Moody, Tom Miller, Perry and many other well-known Austin figures.<sup>xxx</sup>

Being the same age, competitors and colleagues in the same business, with similar socio-economic status and civic interests as well as family connections, and working with the same architect to build similar mansions, it is certain that Edgar Perry and Malcolm Reed played influential roles in one another's lives.

### **Current Owners: Steve Hicks & Donna Stockton-Hicks**

**R. Steven Hicks** is Chairman of Capstar Partners, LLC, formed in June 2000, a private investment company that participates in funding early stage technology companies and traditional investments. Prior to forming this new venture, Hicks was Vice Chairman of AMFM Inc., the nation's largest owner and operator of radio stations, with over 450 U.S. radio stations. In August 2000, AMFM merged with Clear Channel Communications. A 33-year veteran of the radio broadcasting industry, including 20 as a station owner, Hicks was named Radio Executive of the Year in 1997. In 1996, Hicks was honored as an Ernst & Young Entrepreneur of the Year, and the Texas Association of Broadcasters recognized Hicks as Broadcaster of the Year. He serves on numerous charitable and professional boards and as National Chair of the Laura Bush Endowment for the Austin Museum of Art.

**Donna Stockton-Hicks** has served as a board member of the Austin Museum of Art and SafePlace, where she served on the Development Committee and as Board Chair. Steve and Donna are currently co-chairing the Steering Committee to raise capital funds for SafePlace. As a board member of the Austin Film Society, Stockton-Hicks' intention is to use the medium of film to build community, to promote the arts and to help set Austin, as a cultural center, apart from other cities. A native Texan, Stockton-Hicks moved to Austin in 1985. With a background in interior design, she manages to balance a husband, five children, three grandchildren, a private commercial and residential design business and Stockton Hicks Laffey, a company that sells fabrics, furniture and accessories to designers.

Among Austin's most respected community leaders, Steve and Donna received the 2004 Philanthropist of the Year award from the Greater Austin Chapter of the Association of Fundraising Professionals. Over the years, the couple has contributed millions of dollars to organizations and causes benefiting the local community, with an emphasis on those protecting and sustaining the health and well being of families and children. Their support extends to higher education in Texas, art and art education, crime prevention and healthcare. In 2004 they established the Hicks Family Foundation to fund future community investments over time, and to serve as a legacy of giving for their five children and their grandchildren.

Members of the Austin Heritage Society, their meticulous work to restore the Reed mansion toward its original condition has been exemplary in the Austin community.

**PUBLIC HEARING INFORMATION**

This zoning/re-zoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: CAH-05-0024 NO 2012 Marina Magare Badger  
 Contact: Steve Sadowsky, (512) 974-6454 Red Estates  
 Public Hearing: @ 2407 Harris Blvd.  
 September 26, 2005 Historic Landmark Commission

Draft In Transit  
 Object

Madace Volz  
 Your Name (please print)

1406 Preston Ave  
 Your address(es) affected by this application

Robert M. Volz 9.18.05  
 Signature Date

Comments: I support the addition of "H"  
zone to 2407 Harris Blvd.

If you use this form to comment, it may be returned to:

City of Austin  
 Neighborhood Planning and Zoning Department  
 Steve Sadowsky  
 P. O. Box 1088  
 Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. *Reed Estefano 2407 Harris 56102*

Case Number: C14H-05-0024

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

September 26, 2005 Historic Landmark Commission

Your Name (please print)



*John Elizabeth Adams*  
1415 Woodridge Blvd Dr.

Your address(es) affected by this application

*Elizabeth Adams*  
Signature  
*9/19/05*  
Date

Comments:

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If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810